

ADDITIONAL
PUBLIC COMMENTS
FOR
ITEM 6.1 AND 6.2

April Jacobs

From: Steven C Kassel, MFT, BCB, BCN, AAPM <s@kassel.us>
Sent: Tuesday, September 7, 2021 2:40 PM
To: April Jacobs
Subject: SCV Water District and Mello Roos

CAUTION - EXTERNAL SENDER

Hi,

I am weighing in in advance of your meeting tonight.

I was about the 40th family to move into Stevenson Ranch, a heavy Mello Roos District, 32 years ago. While supposedly the homes were sold at a lower than market cost at that time, I was still opposed to special Mello Roos districts and was in touch with either Assemblyperson Mello or Roos' office as one was retired. The intent of the district bond was to help aging neighborhoods with infrastructure; i.e. help in widening a road or building a library, but NOT to get the developer off the hook with infrastructure for which they traditionally had paid. Since then, things have gotten out of hand with putting more costs onto families.

What I understand from my friends who are heavy into market economics, those that cannot participate in the markets are supposed to fall away or go extinct (thinking of the dinosaur analogy commonly given). IN the last 40 years the middle class has gotten smaller and been burdened by inflation not just in natural markets, but in anti-trust exempt markets like health insurance. Burdening families with more taxes like this is plain wrong and if the developer cannot afford or will not agree to earn less on their sales, then they ought not participate in building in our community. To give them a trickle up like this, only damages families and our economy. The solution to helping families buy a home lies elsewhere.

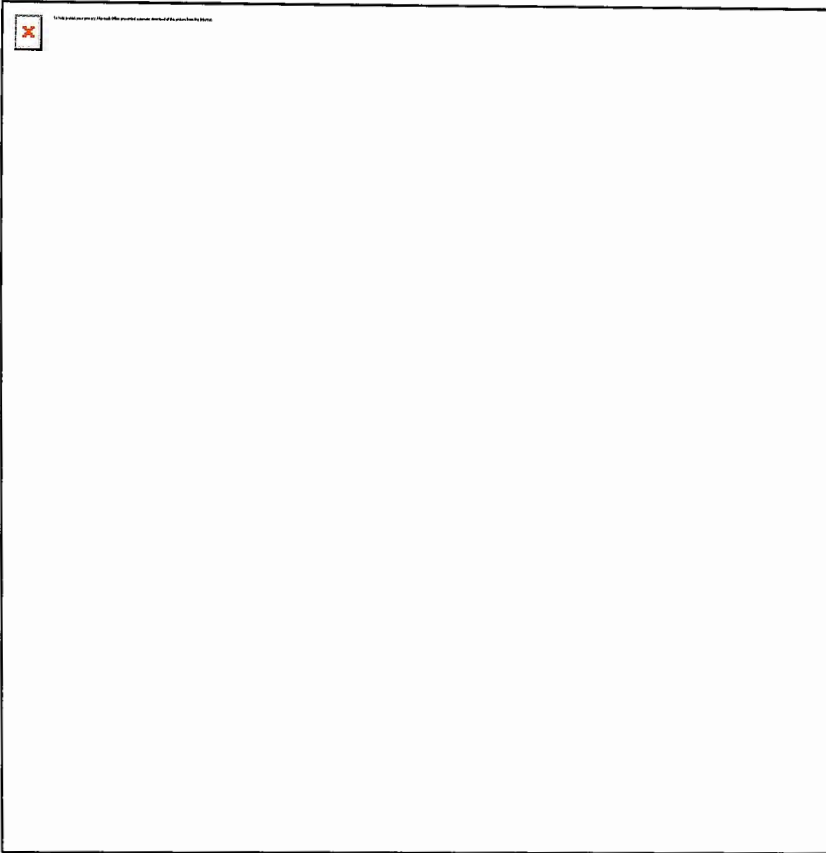
Further, 10 years into the bond on my Stevenson Ranch home, the conditions of the bond changed....I believe it was extended from 20 to 30 years and that happened without the input or awareness of the homeowners AND THAT WAS PLAIN WRONG.

Please do not allow another Mello Roos Tax District in SCV.

Thank you,

Steven C Kassel, MFT
Board Certified in Biofeedback
Board Certified in Neurofeedback
President, Santa Clarita chapter of The California Assn of Marriage and Family Therapists.
Past, Board Member and President, Western Association of Biofeedback and Neuroscience

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Unless we put medical freedom into the Constitution, the time will come when medicine will organize into an undercover dictatorship. To restrict the art of healing to one class of man and deny equal privileges to others will constitute the Bastille of medical science. The constitution of the republic should make special provision for medical freedom as well as religious freedom.î

- Dr. Benjamin Rush, Surgeon General of George Washington's armies and signer of the Declaration of Independence (1787)

[Link](#) to an article about Steve's 30 years in practice

[Link](#) to published article "Interpersonal Biofeedback: Biofeedback in a Relationship Context"

[Link](#) to published article "Stress Management and Peak Performance Crash Course for Ninth Graders in a Charter School Setting"

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September 7, 2021

Santa Clarita Valley Water Agency
Rio Vista Water Treatment Plant
27234 Bouquet Canyon Road
Santa Clarita, California 91350-2173

Item 6.1 – Opposition to Proposed CFD for Spring Canyon Development

Dear Directors:

The Santa Monica Mountains Conservancy has commented on the subject Spring Canyon development all through the County approval process. The initial approval by the Board of Supervisors required the formation of a Landscape Maintenance District (LMD) to fund the agency managing the project's dedicated public open space. As recently as 2018, the staff of the Mountains Recreation and Conservation Authority (MRCA) was working with County Department of Parks and Recreation staff on shaping that LMD because the County was considering assigning the implementation funding to the MRCA. The project has been delayed since the Board of Supervisors approved some condition modifications in 2019.

The financial analysis in the Board Memorandum dated August 17, 2021 fails to disclose this LMD requirement for a permanent open space maintenance funding mechanism. Because of this additional parcel tax, the property tax burden on every private parcel must be greater than what is represented in the referenced Board Memorandum. Adequate permanent funding for open space management is vital and is part of the mitigation for the project. Your Board must be made aware of this extra permanent property tax liability.

Because of this omission, the Conservancy opposes the formation of a Community Facilities District (CFD) on the project, until there is both full disclosure to your Board about the required open space maintenance funding mechanism and a well-defined official timeline for the establishment of that LMD simultaneous with tract map recordation.

In general, the Conservancy does not understand why the District is aggressively volunteering to tie itself to over \$27 million of debt to benefit a development that

Santa Clarita Valley Water Agency
Proposed Spring Canyon Development CFD
September 7, 2021
Page 2

apparently does not pencil out as approved. Since the original County approval, the project's spatial open space benefits have been continually eroded and weakened. As stands the project provides no true benefits to the general public and its owners are asking for more public agency-based financial support. Furthermore, the Board Memorandum leaves significant confusion with discussion and financial analysis about the Tesoro Highlands project with no explanation with its financial ties to the Spring Canyon project.

Please feel free to contact me with any questions at 310-589-3200 ext. 128, or by e-mail at edelman@smmc.ca.gov. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Edelman", written in a cursive style.

PAUL EDELMAN
Deputy Director
Natural Resources and Planning

April Jacobs

From: hiroshi suzuki <hiroshi_13985@msn.com>
Sent: Tuesday, September 7, 2021 6:56 PM
To: April Jacobs
Subject: Oppose agenda items 6.1 and 6.2

CAUTION - EXTERNAL SENDER

To the Board members.

The water agency should not be facilitating urban sprawl. Please vote no on agenda items ^.1 Spring Canyon Mello Roos and 6.2 Tesoro del Valle Mello Roos.

The Water Agency should not be involved in promoting this kind of development. It is in a fire hazard area, paves over blue line stream and reduces water supply.

We must change the way we build if we are going to address climate change . Please vote no.

Hiroshi Suzuki

April Jacobs

From: Carole Lutness <carolelutness@att.net>
Sent: Tuesday, September 7, 2021 4:26 PM
To: April Jacobs
Cc: Dave Lutness
Subject: Oppose agenda items 6.1 and 6.2

CAUTION - EXTERNAL SENDER

Please provide this comment to all Board members. The water agency should not be facilitating urban sprawl. Please vote no on agenda items ^.1 Spring Canyon Mello Roos and 6.2 Tesoro del Valle Mello Roos. The Water Agency should not be involved in promoting this kind of development. It is in a fire hazard area, paves over blue line stream and reduces water supply. We must change the way we build if we are going to address climate change . Please vote no.

Carole Lutness
25439 Via Macarena
Valencia
661-755-7524

Sent from my iPhone

April Jacobs

From: Kate Jensen <kmarijensen@ca.rr.com>
Sent: Tuesday, September 7, 2021 4:47 PM
To: April Jacobs
Subject: Vote NO on Items 6.1 and 6.2.

CAUTION - EXTERNAL SENDER

We're in a drought that is likely to become the new normal. It seems wrong for our water agency to be accelerating more sprawl by creating a Mello Roos District for the sake of developers.

Kathryn (Kate) Jensen
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